



**CREST
NICHOLSON**

Building Great Places

Development Update - Infrastructure, amenities and facilities at Malabar, Daventry

We take pride in what we do and work hard to deliver developments our customers will enjoy living in.

As well as building high quality homes, our developments are designed to include the necessary infrastructure, useful amenities, leisure facilities and green open spaces.

The table below gives details of the works which are in progress and will be delivered at Malabar, Daventry. The works are also shown on the plan below.

The timescales provided for completion of works are indicative and may be subject to change based on external market factors.

For information on progress of these works please check the Development website accessed via www.crestnicholson.com



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Schedule of Remaining Works to Parcel

Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
1	Adoptable Spine Road	<ul style="list-style-type: none">• Complete final surfacing	YES	Q3 27
2	Adoptable Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
3	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q3 27
4	Adoptable road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
5	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
6	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
7	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
8	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
9	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
10	Adoptable Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q4 26
11	Adoptable Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q3 27



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Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
12	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Complete
13	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q3 27
14	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q4 26
15	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q4 26
16	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q3 27
17	Private Road	<ul style="list-style-type: none">• Complete final surfacing	NO	Q3 27
18	Parking Courts	<ul style="list-style-type: none">• Tarmac surface course to roadway within parking court	NO	Q3 27
19	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 27
20	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 27
21	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 27
22	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 27



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Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
23	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 27
24	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 27
25	Equipped Play Area	<ul style="list-style-type: none">• Install play equipment and open play area	YES	Q4 27
26	Adoptable Road	<ul style="list-style-type: none">• Complete final surfacing	YES	Q4 29
27	Parking Courts	<ul style="list-style-type: none">• Tarmac surface course to roadway within parking court	NO	Q4 29
28	Parking Courts	<ul style="list-style-type: none">• Tarmac surface course to roadway within parking court	NO	Q4 29
29	Drainage Basin	<ul style="list-style-type: none">• Install Drainage basin	YES	Q4 29
30	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 29

Notes:

- The estate management company will also be responsible for maintaining small areas of incidental landscaping and shared drive accesses for a small number of properties. These items are not included on the above schedule due to their more limited nature and use, however they will be completed alongside the adjacent homes.



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Parcel Remaining Works Plan





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Schedule of Remaining Works to Wider Estate

Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
1	Adoptable Road	<ul style="list-style-type: none">• Complete final surfacing along spine road	YES	Q4 29
2	Adoptable Road	<ul style="list-style-type: none">• Complete final surfacing of new roundabout onto A45	YES	Complete
3	Pumping Station	<ul style="list-style-type: none">• Install and commission pumping station	YES	Complete
4	Public Open Space	<ul style="list-style-type: none">• All public open space works to be completed including hard and soft landscaping	YES	Q4 31



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Wider Estate Remaining Works Plan



February 2026 – Updated Quarterly



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Managing Agents Contact Details

Crest Nicholson has appointed **Virtu Property** to undertake the estate management for the development. Should you wish to discuss any estate management matters please contact the following:

Virtu
The Exchange,
19 Newhall Street,
Birmingham,
B3 3PJ
0121 289 4422
enquiries@virtuproperty.co.uk